



**Minutes**  
**Town Council Regular Session**  
Community Chambers, 20727 E. Civic Parkway  
Wednesday, May 15, 2024  
6:30 PM

**1) Call to Order:**

The meeting was called to order at 6:30 p.m.

**2) Roll Call:**

**PRESENT:**

Julia Wheatley, Mayor  
Leah Martineau, Vice Mayor  
Robin Benning, Council Member  
Jeff Brown, Council Member  
Bryan McClure, Council Member  
Dawn Oliphant, Council Member  
Travis Padilla, Council Member

**3) Pledge of Allegiance:**

Led by Council Member Oliphant.

**4) Invocation/Moment of Silence:**

Pastor Jim Remington from Calvary Chapel of Queen Creek provided the invocation.

**5) Ceremonial Matters (Presentations, Proclamations, Awards, Guest Introductions and Announcements):**

**5.A) Citizen Leadership Institute Presentations and Graduation**

Mayor Wheatley recognized the 2024 graduating class of the Citizen Leadership Institute. Mayor Wheatley introduced Amber Goff, Community Outreach Specialist to introduce the class of 2024.

Ms. Goff provided a brief overview of the program. She said there were 47 graduates who completed the program and they will be presenting their group projects that were completed this year. She said this year the projects each supported a non-profit group including the Queen Creek Unified School District

Family Resource Center, the Mary Gloria Foundation, Father McGivney's Food Bank and the Rotary Club of Queen Creek's Rotary Run for Resilience.

Certificates were presented to the following graduates: Alex Fredericks, Anna Anderson, April Anderson, Azza Elkamil, Blake Mastyk, Bob Johnson, Brian Zahn, Cheryl Lewis, Dan Hedges, Dawn Garcia, Deanna Hedges, Eric Schultz, Gustavo Landeros, Hema Menon, Isabel Aguirre, Jeremy Boillot, Jeremy Hanna, Jimmy Chahine, Joni Beals, Joseph Grossman, Joseph Bourcier, Josette Raper, Joshua Zehnter, Kassie Porter, Kathy Allegri, Kerry Thomas, Kevin Moran, Lenora Taylor, Lilia Gonzalez, Madelyn Zehnter, Marc Garcia, Maria Uriarte, Melissa Carpenter, Michael Zajac, Nimisha Patel-Sciascia, Paige Morlino, Pam Kavathas, Quinn Covington, Rachele Oram, Rebeckah Sorensen, Rich Smith, Robert Holmes, Ryan Gurr, Ryan Miller, Sean Ríos, Stephanie Rodriguez, Valerie Done and Veronica Allen.

**6) Committee Reports:**

- 6.A) Council summary reports on meetings and/or conferences attended. This may include but is not limited to Phoenix-Mesa Gateway Airport; MAG; East Valley Partnership; CAG. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

[Committee Reports.pdf](#) 

- 6.B) Committee and outside agency reports (only as scheduled):

1. Transportation Advisory Committee (May 9, 2024)
2. Downtown Arts & Placemaking Advisory Subcommittee (May 9, 2024)

Transportation Advisory Committee (TAC) Chair Bob Adelfson provided the report. The committee heard a presentation from Planning Manager Erik Swanson on private development; Capital Improvement Program Manager Brad Novacek presented regional project updates and Public Works Director Mohamed Youssef discussed transportation planning and traffic signal optimization. Mr. Youssef also announced the survey on Queen Creek Mobility Options and Connectivity Study which is available at [www.movequeenecreek.org](http://www.movequeenecreek.org) through August 30, 2024. The next meeting is on August 8, 2024

Council Member Benning provided the Downtown Arts & Placemaking Advisory Subcommittee report. Downtown Development Manager Jennifer Lindley discussed marketing strategies on branding in the Downtown Core. The committee also discussed public art and mural guidelines. The next meeting is scheduled for June 6, 2024.

**7) Public Comments:**


There were no public comments.

**8) Consent Agenda:**

- 8.A) Consideration and possible approval of the May 1, 2024 Regular Session minutes.

**Department:** Town Clerk's Office

Staff Report 

Minutes 05-01-24 DRAFT.pdf 

- 8.B) Consideration and possible approval of Expenditures \$25,000 and over, pursuant to Town Purchasing Policy. (FY 23/24 Budget Items)

**Department:** Finance

Staff Report 

Expenditures Over \$25k - May 15, 2024.pdf 

- 8.C) Consideration and possible approval of an Intergovernmental Agreement (IGA) with the Chandler Unified School District for a School Resource Officer (SRO) at the Casteel High School (this is an FY24-25 budgeted FTE).

**Department:** Police

Staff Report 

SRO IGA-CUSD\_Casteel-FY24-25.docx 

- 8.D) Consideration and possible approval of an Intergovernmental Agreement (IGA) with the Queen Creek Unified School District for a School Resource Officer (SRO) at the Queen Creek High School (this is an FY24-25 budgeted FTE).

**Department:** Police

Staff Report 

SRO IGA-QCUSD\_QCHS-FY24-25.docx 

- 8.E) Consideration and possible approval of an Intergovernmental Agreement (IGA) with the Queen Creek Unified School District for a School Resource Officer (SRO) at the Crismon High School (this is an FY24-25 budgeted FTE).

**Department:** Police

Staff Report 

SRO IGA-QCUSD\_Crismon-FY24-25.docx 

- 8.F) Consideration and possible approval of an Intergovernmental Agreement with the City of Apache Junction, the City of Chandler, the Town of Gilbert, the City

of Mesa, the Town of Paradise Valley, the City of Scottsdale, and the City of Tempe to create the East Valley Critical Incident Response Team (EVCIRT) for the criminal investigation of Critical Force Incidents within these jurisdictions and the Town of Queen Creek pursuant to A.R.S. § 41-1762, and to create a framework for the operation of the EVCIRT.

**Department:** Police

Staff Report 

QCPD\_EVCIRT IGA.docx 


- 8.G) Consideration and possible approval of Resolution 1590-24 approving annexation of Assessor's Parcel Numbers 304-90-393 and 304-90-004G, currently located within the Town of Queen Creek boundaries, into the Rancho Jardines Irrigation District.

**Department:** Utilities

Staff Report 

Resolution 1590-24 


Rancho Jardines Approval Letter 


Property Owner Request 

- 8.H) Consideration and possible approval of Resolution 1591-24 approving the development agreement with Queen Creek Acres Limited Partnership, to facilitate the development of approximately 131-acres, generally located at the northeast corner of Meridian and Combs roads and to facilitate the potential land acquisition and development of an approximately 30-acres (net) Town park site located at the southeast corner of Meridian Road and the Queen Creek Wash.

**Department:** Development Services

Staff Report 


Development Agreement.pdf 


Resolution 1591-24.pdf 


- 8.I) Consideration and possible approval of Resolution 1593-24 approving changes to the financial policies and governing guidance included with the FY 2023-24 Budget and approving the updated Purchasing Policy.


**Department:** Finance

Staff Report 

Resolution 1593-24 

Attachment A - Queen Creek Financial Policies, with amendments identified  


Attachment B - Queen Creek Financial Policies (clean version) 

Attachment C - Updated Purchasing Policy 


<p><b>MOTION:</b> To approve the Consent Agenda less item 8(J) <b>RESULT:</b> Approved unanimously (7-0) <b>MOVER:</b> Robin Benning, Council Member <b>SECONDER:</b> Dawn Oliphant, Council Member <b>AYES:</b> Julia Wheatley, Mayor, Jeff Brown, Council Member, Robin Benning, Council Member, Leah Martineau, Vice Mayor, Bryan McClure, Council Member, Dawn Oliphant, Council Member, Travis Padilla, Council Member</p>
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*Item 8(J) was pulled for a separate vote by Vice Mayor Martineau.*

- 8.J) Consideration and possible approval of Resolution 1594-24 approving a Development Agreement between the Town, Pinal County and LG Energy Solution Arizona ESS, Inc., for the development on a 90-acre site located within the corporate limits of Queen Creek, Arizona and owned by LG Energy Solution Arizona, Inc., and authorizing and directing the Mayor, Town Manager, Town Clerk, and Town Attorney to negotiate, finalize and execute the Development Agreement and all other documents and instruments and to take such actions as necessary or appropriate to consummate the transactions contemplated by this Resolution.

**Department:** Economic Development

Staff Report 

Resolution 1594-24 

Development Agreement 

**MOTION:** To approve Resolution 1594-24 approving the Development Agreement among the Town, Pinal County and LG Energy Solution Arizona ESS, Inc., and authorizing and directing the Mayor, Town Manager, Town Clerk, and Town Attorney to do all acts and execute all documents to finalize such agreement, as more fully set forth in the Resolution.

**RESULT:** Approved (5-2)

**MOVER:** Jeff Brown, Council Member

**SECONDER:** Robin Benning, Council Member

**AYES:** Julia Wheatley, Mayor, Jeff Brown, Council Member, Robin Benning, Council Member, Bryan McClure, Council Member, Dawn Oliphant, Council Member

**NAYS:** Leah Martineau, Vice Mayor, Travis Padilla, Council Member

9) **Items for Discussion:**

None.

10) **Final Action:**


10.A) Discussion and possible approval of the FY 24-25 Town of Queen Creek Corporate Strategic Plan.

**Department:** Finance

Staff Report 

Attachment A- TOQC CSP FY 24-25 Clean.pdf 

Attachment B- TOQC CSP FY 24-25 Redline.pdf 

Attachment C- TOQC CSP FY 24-25 Presentation.pdf 

Finance Director Scott McCarty presented the highlights of the Corporate Strategic Plan which identify Council's most important priorities. He said this plan is updated annually in conjunction with the budget process.

Mr. McCarty briefly reviewed the five strategic priorities, which set goals that guide the Town Manager and Town departments. He highlighted new and updated goals to manage traffic with new technology; continue efforts with Emergency Transportation Services and establish a real time information center for the Police Department. Other goals were in regards to water resources; water conservation; completing infrastructure projects and implementing a new Youth Commission for the community.

**MOTION:** To approve the FY 24/25 Town of Queen Creek Corporate Strategic Plan  
**RESULT:** Approved unanimously (7-0)  
**MOVER:** Bryan McClure, Council Member  
**SECONDER:** Dawn Oliphant, Council Member  
**AYES:** Julia Wheatley, Mayor, Leah Martineau, Vice Mayor, Robin Benning, Council Member, Jeff Brown, Council Member, Bryan McClure, Council Member, Dawn Oliphant, Council Member, Travis Padilla, Council Member

11) **Public Hearing Consent Agenda:**

- 11.A) Public Hearing and possible action on Case P23-0109 Madera Retail Center Starbucks Conditional Use Permit, a request by Alex Pitrofsky of Simon CRE for CUP approval to operate a drive-thru coffee restaurant outside of the hours of 6:00am and 10:00pm. The site is generally located approximately 370-feet south of the southeast corner of Queen Creek and Signal Butte roads.


**Department:** Development Services

[Staff Report](#) 

[Aerial.pdf](#) 


[General Plan.pdf](#) 

[Zoning Exhibit.pdf](#) 

[Narrative.pdf](#) 

[Site Plan.pdf](#) 

[Landscape Plan.pdf](#) 

[Elevations - For Reference.pdf](#) 

[Public Comment - Starbucks CUP.pdf](#) 


- 11.B) Public Hearing and possible action on Ordinance 836-24 "Case P24-0044 Subdivision and Zoning Ordinance Text Amendments - Final Plat Approval", a staff initiated text amendment to modify the approval authority over final plat applications from the Town Council to the Development Services Director or designee.

**Department:** Development Services

[Staff Report](#) 

[DRAFT Ordinance 836-24 - Final Plat Approval Authority.pdf](#) 

[Final Plat Approval - Subdivision Ordinance Redlines.pdf](#) 

[Final Plat Approval - Zoning Ordinance Redlines.pdf](#) 

- 11.C) Public Hearing and possible action on Ordinance 837-24 Case P24-0043 "Zoning Ordinance and Design Standards Text Amendments - Residential Design Review Approval", a staff initiated text amendment to modify the approval authority over residential design review applications from the Planning Commission to the Planning Administrator.

**Department:** Development Services

[Staff Report](#) 

[RDR Approval - Design Standards Redlines.pdf](#) 

[RDR Approval - Zoning Ordinance Redlines.pdf](#) 

[DRAFT Ordinance 837-24 - RDR Approval Authority.pdf](#) 

Mayor Wheatley opened the public hearing. There were no comments and the public hearing was closed.

<p><b>MOTION:</b> To approve the Public Hearing Consent Agenda <b>RESULT:</b> Approved unanimously (7-0) <b>MOVER:</b> Jeff Brown, Council Member <b>SECONDER:</b> Robin Benning, Council Member <b>AYES:</b> Julia Wheatley, Mayor, Leah Martineau, Vice Mayor, Robin Benning, Council Member, Jeff Brown, Council Member, Bryan McClure, Council Member, Dawn Oliphant, Council Member, Travis Padilla, Council Member</p>
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**12) Public Hearings:**

- 12.A) [Public Hearing on the Town's Land Use Assumptions and Infrastructure Improvement Plan Associated with the Development Impact Fee Update.](#)

**Department:** Finance

[Staff Report](#) 

[Presentation](#) 

Finance Director McCarty reviewed the calendar and timeline for the Development Impact Fee Update and said it is a two-step process. He discussed impact fees which are one-time payments assessed to new development to help pay their proportionate share of infrastructure costs caused by new development. He said fees are prepared by a consultant and it



is a year-long process per State Law. The fees must be updated every five years.

Mr. McCarty said the purpose of the presentation is to answer the questions on what we need to build and how it gets financed. The Council will eventually make decisions on how to allocate the dedicated construction sales tax and set the impact fees, which will take place at a later meeting. He said tonight is the public hearing for Land Use Assumptions and Infrastructure Improvement Plan.

Mr. McCarty discussed five land use categories and reviewed current results which are exceeding projections from five years ago. He spoke on Queen Creek demographic information, expected growth projections and population estimates. He provided information on the IIP and the projects needed to maintain current service levels and explained increased costs in the areas of Police, Fire, Streets and Parks/Trails. He provided an example on the process used to calculate the fees.

Mr. McCarty said the Town uses focus groups to obtain stakeholder feedback during both steps of the process and shared some of their feedback that has been received thus far.

Mayor Wheatley opened the public hearing.

Public comments were received from the following stakeholders who are representatives of the focus group:

(Comments were in regards to their appreciation for working with the Town on the focus group to achieve a good balance and concerns regarding fee increases).

James Ashley, Homebuilders Association of Arizona, 7310 N 16<sup>th</sup> Street, Phoenix

Jason Barney, 4915 E Baseline Road, Gilbert

Mayor Wheatley closed the public hearing.


Mayor Wheatley thanked staff for the approach and the process on the Development Impact Fee Program.


- 12.B) Public Hearing and possible action on Ordinance No. 838-24, Case P23-0168 Bosma Farms Rezoning a request to Rezone the subject site from R1-18/PAD (Suburban Residential) to R1-5 (Urban Development) and MDR/PAD (Medium Density Residential) for an approximate 136-acre residential development. The subject site is located north and east of the northeast corner of Combs and Meridian roads.

**Department:** Development Services

Staff Report 

Aerial Exhibit.pdf 


[Aerial Existing Zoning.pdf](#) 


[Aerial Proposed Zoning.pdf](#) 


[General Plan Map.pdf](#) 

[A- Conceptual Master Plan\\_BF.pdf](#) 

[F- Illustrative Product Diagrams.pdf](#) 

[PAD Narrative- Bosma Farms- COMPLETE- 3-20-24.pdf](#) 

[Ord 838-24.pdf](#) 

[Bosma Staff Presentation TC.ppt](#) 

Planning Administrator Erik Swanson presented the Bosma Farms rezone, a request to rezone the subject site from Suburban Residential (R1-18/PAD) to Urban Development (R1-5) and Medium Density Residential (MDR/PAD) for a 136-acre residential development consisting of 785 lots. He outlined the site and the surrounding properties and he said it is consistent with the General Plan designation of Neighborhood.

Mr. Swanson discussed the neighborhood meeting process and said a meeting was held on March 7, 2024 with four neighbors in attendance with general questions. There were no additional comments received. He said the Planning Commission recommended approval of the project with a 7-0 vote.

Sean Lake, Pew & Lake, presented on behalf of the property owner, Bosma Farms. He said the project has staff support and no neighborhood opposition. He reviewed the site location and said it generally wraps around the Queen Creek Olive Mill. The rezone request is for a mixture of development uses and he stated that there will be no apartments.

Mr. Lake presented the overall plan and discussed pedestrian connectivity with the Olive Mill project and the Queen Creek Wash. He said it will be a highly desirable place to live. He discussed the site layout consisting of seven different parcels which contain an option for future park land, single family homes and other different housing types. Mr. Lake said each parcel has different development standards to create an attractive variety of housing products that will blend well together and provide different housing options. He discussed buffers, landscaping, trails, open space, and pocket parks which will all be defined further during the platting process.

Mayor Wheatley opened the public hearing. There were no comments and the public hearing was closed.

Council comments were in regards to density and providing affordable housing products for the community.

**MOTION:** To approve Ordinance No. 838-24, P23-0168 Bosma Farms Rezone, as recommended by the Planning Commission at their April 10, 2024 hearing, subject to the Conditions of Approval outlined in this Report.

**RESULT:** Approved unanimously (7-0)

**MOVER:** Robin Benning, Council Member


**SECONDER:** Travis Padilla, Council Member

**AYES:** Julia Wheatley, Mayor, Leah Martineau, Vice Mayor, Robin Benning, Council Member, Jeff Brown, Council Member, Bryan McClure, Council Member, Dawn Oliphant, Council Member, Travis Padilla, Council Member

- 12.C) Public Hearing and possible action on Ordinance No. 834-24, case P23-0185 Queen Creek Industrial Campus a request to Rezone the subject site from EMP-B (General Industrial District) to EMP-B with a PAD Overlay to allow additional building heights up to 120'. The approximate 240-acre site is located at the southeast corner of Crismon and Germann roads.

**Department:** Development Services

Staff Report 


Aerial Exhibit.pdf 

Existing Zoning.pdf 


Proposed Zoning.pdf 


QCIC - Site Plan Height Exhibit v2 (1).pdf 


General Plan.pdf 

QCIC - Site Section (1).pdf 

QCIC - Proposed Access Locations v2 (1).pdf 

QCIC - PAD Narrative v2 (1).pdf 

Ord 834-24.pdf 

QCIC Staff Presentation.ppt 

Planning Administrator Erik Swanson presented the Queen Creek Industrial Campus request for a 240-acre site to allow for additional allowances in regards to building heights. He noted that it is already zoned for employment uses.

Mr. Swanson said a neighborhood meeting was held in December 2023 with no neighbors in attendance and no comments at that time. Prior to the Planning & Zoning

Commission meeting one comment was received from the adjacent property owner to the east expressing concerns with the buffering. As a result the applicant is proposing condition no. 13, which reads: "No building shall exceed 65 feet in height within 80 feet of the east property line." Mr. Swanson said that following the Planning & Zoning Commission meeting a comment was received from one resident that doesn't want to see any industrial development in the area, not understanding that it was already zoned for industrial. Mr. Swanson said the Planning Commission recommended approval of the case with a 7-0 vote.

Applicant Adam Baum presented on behalf of the Velaros family. He outlined the site and provided history on the North Specific Area Plan (NSAP) including key goals to encourage industrial uses and the aim to keep a competitive advantage to attract high tech uses. He said the proposed height allowances are offered in tiered levels to accommodate potential users and create buffering to adjacent properties.

Mayor Wheatley opened the public hearing. There were no comments and the public hearing was closed.

Council Member Benning asked what the distance is to the nearest residential development from the property location. Mr. Baum replied easily 500-750 feet.

<p><b>MOTION:</b> To approve Ordinance No. 834-24, P23-0185 Queen Creek Industrial Campus PAD Rezone, as recommended by the Planning Commission at their April 10, 2024 hearing, subject to the Conditions of Approval outlined in this report.</p> <p><b>RESULT:</b> Approved unanimously (7-0)</p> <p><b>MOVER:</b> Jeff Brown, Council Member</p> <p><b>SECONDER:</b> Robin Benning, Council Member</p> <p><b>AYES:</b> Julia Wheatley, Mayor, Leah Martineau, Vice Mayor, Robin Benning, Council Member, Jeff Brown, Council Member, Bryan McClure, Council Member, Dawn Oliphant, Council Member, Travis Padilla, Council Member</p>
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12.D) Public Hearing on the Town's FY 2024-25 Final Budget.


**Department:** Finance

Staff Report 

FY 2024-25 Final Budget Presentation 

Resolution 1592-24 Final FY 2024-25 Budget Adoption 

Required State Budget Forms (Schedules A-G) 

Schedule of FY 2024-25 Budget by Fund 

Finance Director Scott McCarty said this public hearing is the final step to adopt the FY 24-25 Final Budget. He presented an overview of the budget with the following highlights:

- The total budget is \$723.8M (17% decrease from the prior year)
- The budget reflects \$13.6M in tax and fee reductions
  - The budget pays off \$1.7M of outstanding debt and avoids \$309K of interest expense
- Increased service levels in many areas and 87 new positions added
- Strong reserves and aggressive infrastructure construction continues

Mr. McCarty said to adopt a final budget a public hearing is required along with adoption of the final budget by resolution at Special Session Meeting which will take place tonight.

Mayor Wheatley explained the budget process in greater detail. She said Arizona Law requires adoption of the final budget in two phases: first, the approval of the Tentative Budget, which occurred at the May 1<sup>st</sup> Town Council Meeting, and second, approval of the Final Budget, which is scheduled to take place this evening. She said our goal is to have a budget in place for the start of the new fiscal year, which begins July 1. Mayor Wheatley said tonight represents the fourth public meeting on the new fiscal year's budget. After the public hearing is closed, we will adjourn the regular session meeting, and reconvene to a special public meeting where the Final Budget will be considered for possible action by the Council. Mayor Wheatley thanked the entire Town Council for all the efforts they made to participate in our first full council budget meetings.

Mayor Wheatley opened the public hearing. There were no comments and the public hearing was closed.

Council Member Padilla thanked staff and spoke on many positive aspects of the budget but said he will not be voting in favor of the overall budget due to certain items that he does not agree with.

Mayor Wheatley provided remarks on the budget highlights which align with Council priorities and thanked staff, the Town Manager and the Council for their work on the budget.

**13) Adjournment of the Regular Session**

The Regular Session adjourned at 8:20 p.m.

**SPECIAL SESSION**

**14) Call to Order of the Special Session:**

**15) Roll Call:**

**PRESENT:**

Julia Wheatley, Mayor

Leah Martineau, Vice Mayor

Robin Benning, Council Member

Jeff Brown, Council Member  
Bryan McClure, Council Member  
Dawn Oliphant, Council Member  
Travis Padilla, Council Member


**16) Final Action:**

16.A) Discussion and possible action on Resolution 1592-24 adopting the FY 2024-25 Final Town Budget.


**Department:** Finance

Staff Report 

FY 2024-25 Final Budget Presentation 

Resolution 1592-24 Final FY 2024-25 Budget Adoption 

Required State Budget Forms (Schedules A-G) 

Schedule of FY 2024-25 Budget by Fund 

<p><b>MOTION:</b> To approve Resolution 1592-24 adopting the Town's FY 2024-25 Final Budget.</p> <p><b>RESULT:</b> Approved (6-1)</p> <p><b>MOVER:</b> Jeff Brown, Council Member</p> <p><b>SECONDER:</b> Bryan McClure, Council Member</p> <p><b>AYES:</b> Julia Wheatley, Mayor, Leah Martineau, Vice Mayor, Robin Benning, Council Member, Jeff Brown, Council Member, Bryan McClure, Council Member, Dawn Oliphant, Council Member</p> <p><b>NAYS:</b> Travis Padilla, Council Member</p>
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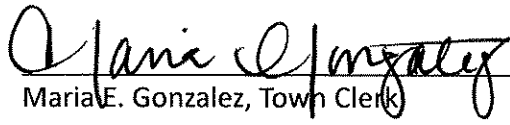
**17) Adjournment of the Special Session:**

The Special Session adjourned at 8:22 p.m.

TOWN OF QUEEN CREEK

  
\_\_\_\_\_  
Julia Wheatley, Mayor

ATTEST:

  
\_\_\_\_\_  
Maria E. Gonzalez, Town Clerk

I, Maria E. Gonzalez, do hereby certify that to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Town Council Regular Session Minutes of the May 15, 2024 Town Council Regular Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: June 5, 2024